

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For TPM 21080, Bongiovanni
ER # 07-14-008
APN 399-130-45

March 20, 2013

I. Introduction

The project is a Tentative Parcel Map for a four lot residential subdivision. The project consists of 16.76 acres located at 15030 Montaña Serena Rd., north of Harbison Canyon, in the Crest/Dehesa/Granite Hills/ Harbison Canyon Community Planning Group, within unincorporated San Diego County. The site contains one existing home that would be retained. Primary access would be provided by private roads connecting southward to Gibson Highlands Rd. Secondary access would be provided by improving a partially improved private road to the north crossing the Davison project (TPM 21172) and the Crestlake Estates project (TM 5082) and connecting to Viewside Lane, a frontage road along Interstate 8. The project would be served by on-site septic systems and imported water from the Padre Dam Municipal Water District. Earthwork will consist of grading of 11,000 cubic yards of material, with a net export of 2,000 cy.

The Crestridge Mitigation Bank is located about 200 feet northwest of the property corner, across Montana Serena. Single-family homes surround the site to the immediate north, south, east, and west, with rocky, undeveloped land to the northeast. The habitat on-site is 13.78 acres of mafic southern mixed chaparral, 2.43 acres of urban/developed, and 0.63 acre of disturbed habitat. One sensitive species, San Diego Desert Woodrat, was observed on-site. The entire site would be impacted by the proposed project, although portions of the site would be placed in open space easements for steep slope protection. The site is located in the Metro-Lakeside-Jamul segment of the MSCP, in a strip of land oriented diagonally SW-NE between two strips of PAMA. The Habitat Evaluation Model shows the site as low and moderate habitat quality.

Off-site mitigation is proposed as follows: 13.78 acres of mafic southern mixed chaparral or Tier I habitat (1:1 ratio), 4.6 acres of southern mixed chaparral or Tier III habitat (1:1 ratio), 0.17 acre Scrub oak chaparral/Tier III habitat (1:1), 0.15 acre Emergent wetland including 0.05 acre creation, 0.15 acre southern willow scrub including 0.05 creation, 0.84 acre Englemann oak woodland/Tier I habitat (2:1), 1.95 acre coastal sage scrub/Tier II (1.5:1), 0.2 acre non-native grassland/Tier III (0.5:1). All mitigation shall occur within the South County MSCP through either the purchase of credits in an approved mitigation bank or the purchase and preservation of habitat, with a Resource Management Plan and funding for perpetual funding, in a BRCA area. The mitigation measures are specified in the Mitigated Negative Declaration.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Mafic Southern Mixed Chaparral	I	13.78	13.78	1:1	13.78
Emergent wetland	I		0.05	3:1*	0.15*
Southern willow scrub	I		0.05	3:1*	0.15*
Engelmann oak woodland	I		0.42	2:1	0.84
Coastal sage scrub	II		1.3	1.5:1	1.95
Southern mixed chaparral	III		4.6	1:1	4.6
Scrub oak chaparral	III		0.17	1:1	0.17
Non-native grassland	III		0.4	0.5:1	0.2
Eucalyptus woodland	IV		0.95	N/A	N/A
Disturbed	IV	0.63	17.83	N/A	N/A
Urban/Developed	N/A	2.43	2.43	N/A	N/A
Total:	--	16.84	41.98	--	21.84

*Wetland mitigation shall include at least 1:1 creation.

The findings contained within this document are based on County records, a staff field visit on August 1, 2007 and the Biological Letter Report prepared by Pacific Southwest Biological Services, Inc., dated February 12, 2013. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Game and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

- i. **The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The land is shown as unincorporated land in the Metro-Lakeside-Jamul segment.

- ii. **The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

The land is already developed with one existing home and it is separated from the off-site PAMA by residential lots.

- iii. **The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**
 - a. **Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
 - b. **Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The land is developed with a single family home and surrounded by homes on all four sides and does not contain topographic features that connect to off-site habitat. It is not California gnatcatcher habitat.

- iv. **The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The land is shown on the Habitat Evaluation Map as low and medium habitat quality.

- v. **The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The land is developed with a single family home and surrounded on all four sides by single family homes.

- vi. **The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
 - a. **Gabbroic rock;**
 - b. **Metavolcanic rock;**
 - c. **Clay;**
 - d. **Coastal sandstone**

No sensitive plant species were observed on-site. The soil is Las Posas sandy loam, and the geologic formation is Cretaceous Plutonic fractured crystalline rock.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The proposed mitigation site is the Crestridge Mitigation Bank, which is a BRCA. Any alternative mitigation site shall be located within a BRCA according to the conditions of approval.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The project will not impact Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E), Sensitive Plants (San Diego County Rare Plant List), or a Biological Resource Core Area. The Project Design Criteria are not applicable to this project.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within PAMA. The Preserve Design Criteria are not applicable to this project.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project is not located within a regional linkage and does not support local corridors. Wildlife movement in the area would likely follow the PAMA areas on the northwest and southeast. Movement between the two PAMA areas would follow the undeveloped area to the northeast of the project site. The linkage/corridor design criteria do not apply to this project.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

There are no wetlands on the project site; however, there is 0.05 acre of emergent wetland and 0.05 acre of southern willow scrub within the off-site road impact area. The project will be conditioned for 3:1 mitigation with a minimum of 1:1 wetland creation, to ensure no net loss of wetlands will occur.

2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

The project will maximize the habitat structural diversity of conserved habitat areas by providing mitigation off-site in the Crestridge Ecological Reserve or another BRCA, which is more contiguous and less disturbed than the project site.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

The project site does not contain coastal sage scrub or other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model. The project will provide for the conservation of high quality habitat by mitigating off-site at Crestridge or another BRCA.

4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

The project would provide for the conservation of significant blocks of habitat by mitigating off-site at Crestridge or another BRCA. The on-site habitat is subject to significant edge effects from existing homes on and surrounding the parcel.

5. The project provides for the development of the least sensitive habitat areas.

The project would develop the entire site, which is less sensitive than the proposed off-site mitigation area.

6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.

Key regional populations of covered species do not occur on the project site. Off-site mitigation in Crestridge or another BRCA would provide for the conservation of sensitive habitats and their geographic sub associations in biologically functioning units.

7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.

The project will mitigate at Crestridge Mitigation Bank, which conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species. If mitigation land is not available at Crestridge, the project will be conditioned to mitigate within another approved mitigation bank or BRCA within the South County MSCP.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

No identified critical populations or narrow endemics occur on the project site.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

The project will not jeopardize the possible or probable assembly of a preserve system within the Subarea Plan because the project site is not located in PAMA, does not contain high or very high quality habitat, does not support wildlife movement corridors, and is not part of a large block of undeveloped habitat. In addition, the project will include habitat mitigation at the required ratios according to the BMO.

10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

The project does not include on-site preservation.

11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

The project site does not include a BRCA or sensitive plant species, and only one Group 2 sensitive animal species. The project would impact 13.78 acres of mafic southern mixed chaparral, but that impact would be mitigated off-site at a 1:1 ratio. In addition, all off-site secondary access impacts would be mitigated at the ratios specified in Table 1. Off-site mitigation provides greater habitat benefit than on-site preservation because Crestridge is an established mitigation bank with a large area of contiguous, high quality habitat, while the project site is already developed with a single-family home and surrounded on all four sides by residential development. Any mitigation that occurs outside of Crestridge will occur within an approved mitigation bank or land qualifying as a BRCA, within the South County MSCP.

Beth Ehsan, Planning & Development Services

March 20, 2013

Attachment: MSCP Designations for Bongiovanni TPM 21080, ER # 07-14-008.